

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

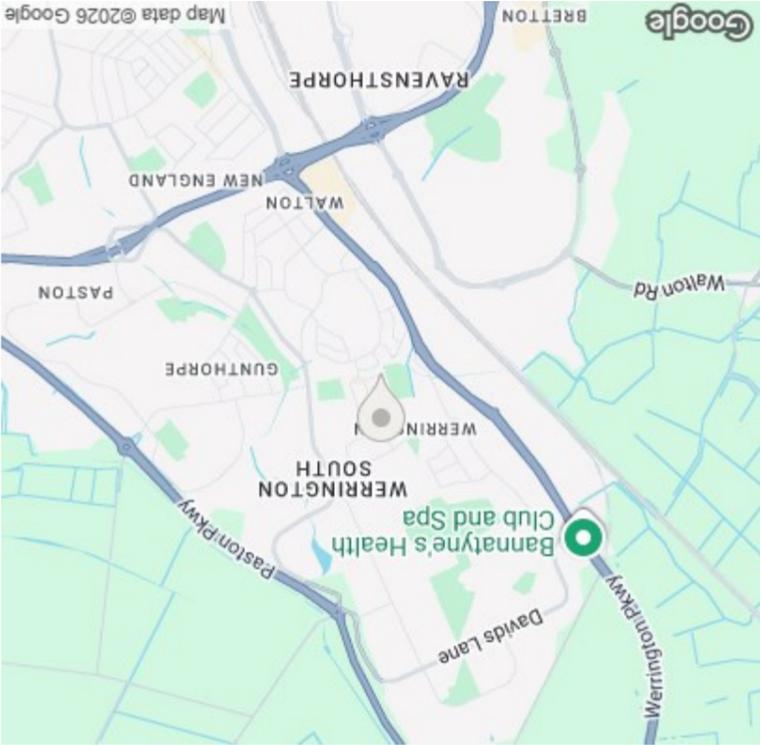
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Minimum
A (72-78)	A (72-78)
B (69-71)	B (69-71)
C (64-68)	C (64-68)
D (59-63)	D (59-63)
E (54-58)	E (54-58)
F (49-53)	F (49-53)
G (44-48)	G (44-48)

Any energy efficient lower rating costs less to run. Higher rating costs more to run.

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**



Cissbury Ring

Werrington, Peterborough, PE4 6QJ

Guide Price £249,999 - Freehold , Tax Band - C



# Cissbury Ring

Werrington, Peterborough, PE4  
6QJ

Situated within the popular residential area of Werrington, Peterborough, this attractive semi-detached bungalow on Cissbury Ring offers comfortable and versatile accommodation in a convenient setting. Dating back to the 1960s, the property was originally arranged as three bedrooms and has since been thoughtfully reconfigured to provide generous living space, making it ideal for a range of buyers.

The accommodation begins with a welcoming entrance hall, leading to two well-proportioned double bedrooms. The spacious living room forms the heart of the home and enjoys sliding doors opening directly onto the rear south west facing garden, creating a wonderful sense of light and space while allowing for easy indoor-outdoor living. A well-maintained three-piece bathroom serves the property, along with a separate utility/store room which was previously utilised as a bathroom, adding flexibility to the layout. The cottage-style kitchen/breakfast room offers a warm and inviting space, perfect for everyday dining. Further benefits include gas central heating, powered by a Worcester Bosch boiler installed approximately three years ago. Externally, the south-west facing rear garden is a standout feature, offering a generous and private outdoor space with a lawn, patio area and pergola—ideal for entertaining or relaxing in the warmer months. To the front, a block-paved driveway provides ample off-road parking, with potential to add a carport or garage to the side, subject to the necessary consents.

This well-presented bungalow is rarely available in such a desirable location, and early viewing is highly recommended to appreciate the space and lifestyle on offer.

**Entrance Hall**  
2.69 x 1.20 (8'9" x 3'11")

**Hallway**  
1.53 x 2.10 (5'0" x 6'10")

**Living Room**  
4.51 x 2.91 (14'9" x 9'6")

**Kitchen**  
2.94 x 3.55 (9'7" x 11'7")

**Utility/Store Room**  
2.26 x 1.64 (7'4" x 5'4")

**Master Bedroom**  
3.66 x 3.38 (12'0" x 11'1")

**Bathroom**  
2.63 x 2.60 (8'7" x 8'6")

**Bedroom Two**  
3.25 x 2.92 (10'7" x 9'6")

**EPC - C**  
69/78

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lateral Living, Part Wheelchair Accessible  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No



Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: Not Known  
Right of way public: No  
Right of way private: No  
Registered easements: Not Known  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

